



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**Meeting Agenda
City of Warwick
Planning Board**

Date: Wednesday, May 12, 2021
Time: 6:00 p.m.
Location: Via Zoom Virtual Meeting
<https://zoom.us/j/96485568891>
or
Via Phone
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or
833 548 0276
Webinar ID: 96485568891

I. Call to Order

II. Meeting Minutes—Discussion and/or Action and/or Vote:

- A. March 2021 Meeting Minutes
- B. April 2021 Meeting Minutes

III. Applications—Discussion and/or Action and/or Vote, which may include, but not limited to, continuation of the application to a date to be determined at the meeting, approval, approval with conditions or denial of proposed applications, as may be modified by testimony and/or evidence presented throughout the meeting:

**A. Public Hearing
Major Subdivision
Winnisquam Plat
Preliminary**

Location: 21 Silent Drive
Major Potter Road
Winnisquam Road
Warwick Assessor's Plat: 223
Warwick Assessor's Lots: 152 & 174
Applicant: AJC Development
Owner: Vincent & Jillian Gebhart
Peter J. Lewis Trustee
Zoned: A-15-Residential
Total Land Area: 33,907 square feet
Ward: 9
Surveyor: Alpha Associates, LTD

Project Scope

The Applicant is seeking Preliminary Approval of a Major Subdivision. The Applicant proposes to subdivide (2) lots, merged by use, to create (2) two lots; (1) one 19,796 square foot lot, with an existing single-family dwelling, and (1) one new 14,111 square foot lot for the development of a single-family, on a lot with less than required land area, in an A-15 Residential Zoning District.

The Applicant received Master Plan Approval at the regularly scheduled July 2020 Planning Board meeting and Zoning Board of Review Approval, Petition No. 10664 in August of 2020.

**B. Public Informational Meeting
Major Subdivision
Sprague-Covington Plat
Revised Master Plan**

Location:	West Shore Road
Warwick Assessor’s Plat:	336
Warwick Assessor’s Lots:	199 & 200
Applicant:	Sprague Covington, LLC
Zoned:	A-10-Residential
Area:	3.2 acres
Ward:	4
Surveyor	Ocean State Planners, Inc.

Project Scope

The Applicant is seeking a Revised Master Plan Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one 3.2 acre lot, to create (4) four lots; (1) one new 2.3 acre lot for Open Space Land Dedication to the City of Warwick; (1) one new 10,749, square foot lot with less than required frontage and lot width for the development of a single-family dwelling, (1) one new 13,454 square foot lot with less than required lot width for the development of a single-family dwelling; and (1) one new 12,819 square foot lot with less than required lot width for the development of a single-family dwelling; in an A-10 Residential Zoning District.

C. Public Informational Meeting
Major Subdivision
Division-Valley Brook Plat
Master Plan

Location: 635 Division Street
Valley Brook Drive
Warwick Assessor's Plat: 217
Warwick Assessor's Lots: 8
East Greenwich Assessor's Plat: 83-9
East Greenwich Assessor's Lot: 368
Applicant: Alpha Real Estate Lending, LLC
Warwick Zoning: A-40-Residential
East Greenwich Zoning: Farming F-1
Area: 16.4 acres
Ward: 9
Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant is seeking a Master Plan Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one 16.4 +/- acre lot to create (2) two lots; (1) one new 6.8 +/- acre lot with an existing single-family dwelling fronting along Division Street meeting and exceeding the requirements of the A-40 Zoning District; and (1) one new 8.6 +/- acre lot fronting along Valley Brook Drive, with less than required frontage and lot width, for the development of a single-family dwelling; in an A-40 Residential Zoning District.

D. Public Informational Meeting
Major Land Development/Subdivision
281 Centerville LLC
Master Plan

Location: 255 Centerville Road
265 Centerville Road
281 Centerville Road
@ Orchard Avenue Intersection
Assessor's Plat: 246
Assessor's Lots: 240, 243, 260, & 261
Applicant: 281 Associates, LLC
Existing Zone: Office and A-10 Residential
Proposed Zone: A-7 Planned District Residential (PDR)
Area: 3.95 +/- acres
Ward: 9
Engineer: S.F.M. Engineering Associates
Surveyor: Flynn Surveys Inc.

Project Scope

The Applicant is seeking Master Plan Approval of a Major Land Development Project/Subdivision. The Applicant is proposing to merger (4) four lots to allow for a 24-unit, two bedroom, townhouse-style condominium complex on a 3.94 +/- acre parcel, with less than required front-yard and side-yard setbacks and parking within 10' of a building and within the front-yard setback, in an A-7 Planned District Residential (PDR) Zoning District.

E. Public Meeting

Request for an Amendment to the City's Zoning Ordinance

Solar and Energy Storage Facilities – City Wide

City Council Recommendation

Amended Sections:	Section 200. – Definitions Section 300. – Establishment and Classification of Districts Table 1. Use Regulations Section 305. Administrative procedures for Overlay Districts Section 314. – Solar Energy Systems (SES) and Energy Storage Facilities Section 601.1 Accessory building and uses, residential Section 610.10 Accessory Solar Energy Systems (SES) and Energy Storage Facilities (ESF)
Applicant:	City of Warwick
Location:	City Wide
Zoning Districts:	OS, A-40, A-15, A-10, A-7, O, WB, GB, LI, GI, Intermodal, Gateway, Village District

The Warwick City Council desires to amend various sections of the City's Zoning Ordinance as outlined herein to create a standard review process for the siting of solar energy systems (SES) and energy storage facilities (ESF) throughout the city.

Currently the City of Warwick Zoning Ordinance does not include general definitions, specific use designations, performance standards, or approval processes relating to the siting of solar energy systems or energy storage facilities either as a principal or accessory use. To date, proposals for principal use solar have been managed within the framework of the existing zoning ordinance which defines all principal use solar systems as an *Electric Power Plant* under use code 608. Energy storage facility is currently undefined and therefore requires the Building Official to determine the appropriate use code for classification. Accessory SES's and ESF's are currently managed by the Building Official under provisions outlined in *Section 601. – Accessory Buildings and Uses*. The lack of clarity in the current zoning ordinance relating to principal and accessory SES and ESF has left much to the interpretation of the Building Official and often creates a vague and cumbersome process for any type of solar or energy storage development in the City. The proposed ordinance seeks to clarify process and procedures relating to the installation of SES's and ESF's in all zoning districts.

Planning staff presented draft updates to the Planning Board on February 10, 2021 and April 14, 2021. A recommendation from the Planning Board is required in accordance with procedures set forth in Section 1007 of the City's Zoning Ordinance and R.I.G.L. §45-24-51.

IV. Reports—Discussion ONLY, NO Action, NO Vote:

A. Director/Administrative Officer's Monthly Report

V. Adjournment